



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

February 3rd, 2016

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

A handwritten signature in blue ink, appearing to be "JR", is written over a blue rectangular box.

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:10 PM by Planning Board Chair, Mark Curtis.

Roll Call: Rick Williams, Mark Curtis, Jim Cole, Sean Collyge, Starr Leyva, Ron Homeyer, and Ashley Tucker were present.

Staff present: John Sudduth – Administrator of General Services, Glenn Tracy – Building Official, Caitlynn Hays – County Planner, and Taylor Reamer – Planning Manager were present.

Public Present: There were 29 members of the public present. (See the attached Sign In Sheet)

Disposition of Minutes: 01-06-2016.

Mr. Cole moved to approve the January 6th, 2016 Planning Board Meeting Minutes.
The motion was seconded by Mr. Tucker. The motion carried 7-0.

General Public Comment:

Lynn Davidson, 14661 W Hwy 94, Rogers

Ms. Davidson stated she had done research and found the Benton County Land Use Guide approved in 2011. She stated the Guide's introduction and the goals of the Guide with respect to agricultural and residential aspect to Benton County and that proper commercial and industrial development must be done. She explains that the corner of Panorama and Hwy 94 is a dangerous intersection, especially with large trailered loads. She stated there are inconsistencies with the application and the project site plan. She stated this type of development does not belong in the rural residential area. She asked the Board to visit the site to see the destruction that has taken place.

Roy Wisecarver, 14248 E Hwy 94, Rogers

Mr. Wisecarver stated there are three main points to this development. First, the incompatibility of this use surrounded by residential land use should be denied. Second, the ingress and egress of the site is dangerous and will create a problem. Third, the value of homes in this area will decrease due to this development, if it is allowed. He quoted the Grapes of Wrath in describing the vegetation removal on site and the ensuing fires from the debris. He explained the series of events that occurred on the property with respect to the large fires and the need to call Fire Departments to protect structures around the property. He pleaded for the Board to vote against

this development.

Shelley Wisecarver, 14248 E Hwy 94, Rogers

Ms. Wisecarver stated she moved to this area for the nature and wildlife. She stated 12 years ago wildlife was plentiful in this area, now all the vegetation and wildlife is gone. She stated her privacy and solitude due to this development. She stated when she applied to raise quail on her property she had to jump through many hoops to get her license. This property owner has not had to abide by any rules. Ms. Wisecarver handed two photos of her property and the developer's property to the Board as an example of the property views and the inequalities of each.

Kimberly Cristarella, 14252 E Hwy 94, Rogers

Ms. Cristarella stated all property owners in the area are on septic. She stated there is an issue with runoff from the site and entering Beaver Lake. She referenced the fact that the vegetation is completely gone and the wildlife is gone from this area. She stated the traffic is a concern. She stated this was not a well thought out idea for this project. She stated her family moved to this area for the rural aspect of her property.

Bob Bracy, 10107 Old Campbell Rd., Rogers

Mr. Bracy stated in the past he has built many large scale developments in the country. He stated he has concern of the runoff from the site and potentially affecting Beaver Lake, the drinking water of Northwest Arkansas.

Sue Shadlow, JP District #2

JP Shadlow stated there are already multiple storage units in the area. She stated Mr. Chupp has not followed any rules or regulations when he constructed his home. She stated she has concern for the environmental effects of this development. Ms. Shadlow requested that the Board vote against this proposal.

Bill Dark, 9881 Bobwhite Circle, Rogers

Mr. Dark voiced concern for the definition of 'Development' in the Benton County Planning Regulations. He referenced the definition in the County Regulations. He stated clear cutting timber from this property seems to fit the 'man made changes' to a property and stated in County Regulations. He references Chapter 4 Development Review Committee stating a 'development approval' is required. He referenced a section of Code where existing trees must be preserved.

Kerry Bailey, 10050 Buckskin Circle, Rogers

Mr. Bailey stated he has been on a Planning Commission in Kansas. He stated there are concerned citizens with the proposed development. He stated he thinks that the Board will make a good resolution.

Marlene Breese, 9999 Covey Circle, Rogers

Ms. Breese stated Arkansas is known as the Natural State. The tourists that visit this area are visiting Arkansas for the scenic rural aspect of Arkansas. This development proposing metal buildings could affect the tourism of the area.

John Husted, 9841 Buckskin Circle, Rogers

Mr. Husted stated he has invested money into his home and now the proposed development will

be right down the road; this could potentially affect the value of homes in the area.

Jennifer Burton, 9804 Palomino, Rogers

Ms. Burton stated 'asking forgiveness is easier than asking for permission'. This developer has cleared the property with no respect for property owners in the area. She supplied a copy of the Arkansas Open Burn Laws. She stated concern with the safety of the open burns on the property. She stated the fires are still smoldering as of today. She stated her concern for runoff from the site.

Frank James, 10178 Beaver Lane, Rogers

Mr. James stated he had signed a petition against the development. He stated he is against people moving to this area. He stated he is pro-property rights and does not agree that people should be able to tell someone what to do with their property. He stated he was not 'for' or 'against' the proposal.

Old Business: None

New Business: None

Public Hearing adjourned at 6:53 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:54 pm

Old Business: None

New Business:

- I. **Walker Meadows Plat Vacation, #16-005, Fullerton Dr., Siloam Springs
Represented by Gene Buescher, Survey 1 INC. and Brad Martin 20020 Hwy
16, Siloam Springs**

Mr. Curtis asked Staff for the report of Walker Meadows Plat Vacation, #16-005.
Staff gave a presentation on Walker Meadows Plat Vacation, #16-005, outlining information in the Technical Review Report.

Applicant Comment:

Mr. Buescher stated this is a simple plat vacation to help the property owner decrease taxes.

Mr. Tucker asked if the survey in front of the Board represents the 'revised survey'.
Staff stated this is the original. In reference to the septic systems, there are multiple systems on this property.

Mr. Homeyer asked if this property was on rural water.

Mr. Martin stated this property was serviced by the 2-Ton water loop.

- II. Horseshoe Bend Boat and RV Storage Site Plan Review, #16-004, 9371
Panorama Rd., Rogers
Represented by Jorge DuQuesne – Blew and Associates and Perry Chupp, 15833
Kedzie Circle, Rogers.

Mr. Curtis asked Staff for the report of Horseshoe Bend Boat and RV Storage Site Plan Review, #16-004.

Staff gave a presentation on Horseshoe Bend Boat and RV Storage Site Plan Review, #16-004, outlining information in the Technical Review Report.

Board Comment

Mr. Tucker asked if a Stormwater Permit was in place on the property.

Mr. DuQuesne stated this development is covered by the Notice of Automatic Coverage for sites less than 5 acres.

Mr. Chupp stated the area that has been cleared is around 4 acres. This is presented to the Board within the Grading Plan. Prior to removing the trees, he stated he asked all entities if approval was required.

Mr. Tucker asked how the building orientation will change on the revised site plan.

Mr. Chupp stated the center building will be shortened and will be separated into two structures. The location will remain the same. The eastern building will be shifted parallel to the property's frontage on Panorama. He stated in reference to the concern for runoff, this property is a bowl and the site contours can be seen as such on the site plan.

Mr. Tucker asked if the gravel storage area be removed from the building setback.

Mr. Chupp stated the engineer has already drawn site plan with tree buffers along the property's perimeter.

Mr. Tucker asked if the entrance would be moved to accommodate a vehicle entering the property without affecting traffic on Panorama.

Mr. Chupp stated he has discussed this issue with his engineer and the revised plan will reflect this comment from Staff.

Mr. Tucker asked if the square footage calculation will be reduced below the sprinkler requirement.

Mr. Chupp stated the buildings will be under the requirement for sprinkler on the revised site plan.

Mr. Curtis asked where the outdoor storage area will be on the revised site plan.

Mr. Chupp stated the outdoor storage will be decreased dramatically or eliminated. The outdoor storage area may be in front of the new location of the building along Panorama.

Mr. Curtis stated without seeing the plans for landscaping, the Board cannot make any decision on this project.

Mr. Chupp stated the plan has been developed and was scheduled to be submitted for this meeting.

Mr. Homeyer asked if the applicant has submitted a drainage report.

Staff stated a drainage report has not been submitted.

Mr. DuQuense stated the engineer is working to develop a process to create the drainage report.

Mr. Curtis asked if the ravine on site will be completely filled in.

Mr. DuQuesne stated the low area on the property would be utilized as a detention area.

Mr. Tucker asked if any infiltration testing had been done on site.

Mr. DeQuesne stated there has not been any testing.

Mr. Curtis stated based on the plans submitted there must be extensive screening.

Ms. Leyva stated sight triangles from the ingress/egress must be considered as well.

Mr. Curtis asked if a dumpster would be on site.

Mr. Chupp stated a trash receptacle would be on site.

Mr. Curtis asked if there was any proposed lighting.

Mr. Chupp stated there is lighting proposed on the exterior of the structures.

Staff confirmed no restrooms or office were proposed.

Mr. Chupp confirmed no restrooms, office, or employees.

Mr. Curtis asked if there were any proposed signage.

Mr. Chupp stated the plan is to have two 4ft. by 8ft. signs at the corner of Panorama and Hwy 94.

Other Business: None

STAFF UPDATES:**I. Administrative Approvals**

- A.** Cheatham Minor Subdivision, #15-197
- B.** Cormier Minor Subdivision, #15-201
- C.** Bella Blake LLC – Odum Minor Subdivision, #15-203
- D.** Acevedo Minor Subdivision, #16-001

DISCUSSION ITEMS:

- I.** 4.6.8 iii – General Requirements of Division and Development of Land – Sanitary Sewer System – Individual Service Lines and Connections

Discuss item number 1 was removed at the request of Mr. Sudduth.

II. Staff Update

Ms. Hays notified the Board of her resignation as County Planner.

Meeting Adjourned at 6:47 pm.

Benton County Planning Board

Sign-in Sheet

Date: 02/03/2016

Name	Address	Phone #
Sheila Elverston	11297 Blue Jay Rd. Re Ridge	479-451-8490
Mynn Davidson	14661 E Hwy 94	925-1764
Bob Brey	10107 Old Campbell	925-7036
Shelley Bailey	10050 Buckskin Cir	620-262-7187
Kerry Bailey	" "	
Bridget Dukaic	9736 Buckskin Circle	479-586-2145
Salpi Mustad	9841 Buckskin	479-644-4361
John Mustad	9849 Buckskin	479-803-3848
Joseph Skovil	9732 Palomino	479-616-8091
Jennifer Burton	9804 Palomino	479-586-3911
Millene Brees	9999 Corey Circle	479-633-2712
Jenny Brees	9999 Corey CR	479-633-2712
Gina Buescher	2606 MELODY LN, SP.	756-5431
Bond Jennifer Martin	20020 Hwy 16 Siloam	238-6619 (479)
Shelly WiseCarver	14248 E Hwy 94 Rogers	372-2234
Roy WiseCarver	" " " "	633-8222
Jorge Duquesne	524 W. SYCAMORE FAYETTEVILLE	443-4506
William Dark	9881 Bobwhite Cir. Rogers AR	419-925-7224
Frank James	10178 Penn Ln Rogers AR	479-330-0344
MATTHEW GRIMES	921 RADER Rd Rogers AR	479-866-7705
Get Holy Cristarella	14252 E Hwy 94 Rogers AR	858-231-8228
Kimberly Cristarella	14252 E Hwy 94 Rogers AR	858-231-8265
Sharon Holladay	9848 Corey Circle Rogers	925-1112
David Holladay	" " " "	
Joe Ann Rader	15138 Natural Habitat Way, Rogers	925-7001
Jane Duke	9447 Preservation Dr. Rogers	633-8929
John Duke	" " " "	" "
Amey-blusom	9344 Panorama Rogers	936-6608
Mike Johnson	9344 Panorama Rogers	426-6480

